

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL C-1A

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, Charlestown Development Associates have expressed interest in and have submitted a satisfactory proposal for the development of Disposition Parcel C-1A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Charlestown Development Associates be and hereby are tentatively designated as redevelopers for Disposition Parcel C-1A in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within 180 days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds;
- (ii) Evidence of payment - final commitments from banks or other lending institutions;
- (iii) Final Working Drawings and Specifications;
- (iv) Proposed construction and rental schedules.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That disposal of Disposition Parcel C-1A by negotiation is the appropriate method of making the land available for development.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



May 2, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55
DISPOSITION PARCEL C-1A
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel C-1A, bounded generally by Main, Austin, West School Streets and Rutherford Avenue, is the major commercial site in the project area, consisting of approximately 268,628 square feet of land.

The parcel was originally advertised for development as a shopping center in June, 1968 and on February 6, 1969 Charlestown Shoppers Co. was tentatively designated as redevelopers.

As a result of the relocation of Rutherford Avenue and the closing of Prison Point Bridge, the developers were granted permission by the Authority to delay development until these improvements were sufficiently completed to allow construction.

On March 12, 1973, formal discussions were reopened and the developers were urged to begin finalizing development plans as the site was available. After five months of repeated general meetings with the staff and principals to finalize plans and, following a meeting with the Director and the developer's representative where specific concrete evidence of commitment in the form of a Letter of Intent secured by a \$50,000 deposit, was to be submitted prior to September 5, 1973, the designation was rescinded September 6, 1973 because of their failure to comply with this written request.

On December 12, 1973, the parcel was readvertised as an in-town shopping center development, stating letters of interest were to be submitted by February 1, 1974.

Five letters of interest and preliminary proposals were submitted by:

Charlestown Development Associates
Charlestown Savings Bank
Monument Associates
Mt. Vernon Realty Trust
Charlestown Center Associates

The initial review of the submissions by both our Urban Design staff and our Development staff indicated that the submission of the Charlestown Center Associates was the best; Charlestown Savings Bank and Mt. Vernon Realty Trust also presented a superior design and contained stronger financial and marketing documentation.

Subsequently all proposals were presented at a meeting with members of the community, at which time each developer was given an opportunity to present his designs. To further insure community involvement, the proposals were exhibited at the site office as well as the Charlestown Branch Library for public viewing.

Strong community support was indicated by petitions and letters to the Director concerning the proposal submitted by Charlestown Development Associates. This support was based on the community's high regard for Mr. Adams' development record in Charlestown and his relationship with the community. Charlestown Development Associates and their architect have also agreed to work closely with our Urban Design staff during the design review process in order to produce a superior design solution.

Recognizing the importance of community desires, it is recommended that the Authority adopt the attached resolution tentatively designating Charlestown Development Associates as redevelopers of Disposition Parcel C-1A.

Attachment